

51-57  
# 03716

BK 7694 PG 130

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

(Joint Tenancy - Statutory Short Form)

**038492**

**Joan P. Keuch**, whose mailing address is 5 Grouse Lane, Waterville, ME 04901 for consideration paid, grant to **Steven Antonelli** and **Suzanne Antonelli**, whose mailing address is 332E 70<sup>th</sup> Street #208, New York, NY 10021, as **Joint Tenants** with **Warranty Covenants**, a certain lot or parcel of land, situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

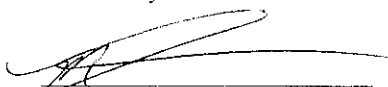
Lot No. Fifty-seven (57) on a revised plan of Mayflower Realty Co. made by Sherman K. Smith, C. E., dated January 17, 1959 and recorded in Kennebec County Registry of deeds in Plan Book 22, Page 8, and said lot may be more particularly described as follows: Beginning at the southeast corner of Lot No. Fifty-six (56) shown on the above mentioned plan; thence northeasterly ninety-six and six-tenths (96.6) feet to the southeast corner Lot No. Sixty-five (65); thence easterly one hundred two and seven-tenths (102.7) feet to the southeast corner of Lot No. Sixty-four (64); thence southwesterly sixty-seven and seven-tenths (67.7) feet to Grouse Lane; thence westerly one hundred (100) feet to the point of beginning and containing eight thousand two hundred ten square feet (8,210), more or less.

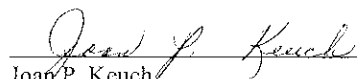
This conveyance is subject to the same restrictions contained in Book 1852, Page 105 which are recited as follows:

"Any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty feet from Grouse Lane and fifteen feet from any other boundary lines of the above land hereby conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand (12,000.00) dollars as of this day's value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes."

BEING the same premises conveyed by Clayton A. Poland and Elizabeth W. Poland to Joan P. Keuch by deed dated December 2, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4817, Page 52.

Witness my hand and seal this 17<sup>th</sup> day of October, 2003

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Joan P. Keuch

51-57  
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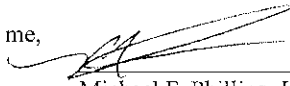
BK 7694 PG 131

State of Maine  
Kennebec, ss.

October 17, 2003

Personally appeared the above named Joan P. Keuch and acknowledged the foregoing instrument  
to be her free act and deed.

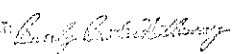
Before me,



Michael F. Phillips, Jr.  
Notary Public  
My Com. Exp. 05/31/09

RECEIVED KENNEBEC SS.

2003 OCT 21 AM 9:00

ATTEST:   
REGISTER OF DEEDS